Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-2078TN

RETURN TO
Stewart Title Company
1152 College Street
Clarksville, TN 37040
File # 590922

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of November, 2019.

Notary Public

Commission Expiration: 9/11/23

JULIE C. RUNYON NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Edward Hole III 1700 Northview Ave. Nashville, TN 37216	SAME AS NEW OWNER	072 10 0 223.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brian Jackson, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward James Hole III, a single man, in fee simple absolute,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 1700 Northview Ave. Nashville, TN 37216, County of Davidson to wit:

Land in Davidson County, Tennessee, beginning at a point in the westerly margin of Northview Avenue 424 feet South of center line of Moneta Avenue, said point being the southeast corner of the property conveyed to Walter J. Edwards and wife, as of record in Book 1431, Page 341, said Register's Office; thence along Edwards south line westerly 146.4 feet more or less to a point in the east line of the right of way of the L & N Railroad; thence with the line of same southerly 70 feet more or less to a point which is the center Line of Otay Avenue extended; thence along the center line of said Avenue, South 86 degrees East 151.3 feet to the westerly margin of Northview Avenue; thence with the margin of same northerly 70 feet more or less to the beginning.

Karen Johnson Davidson County
Batch# 321303 DEEDWARR
11/27/2019 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20191127-0122826

Being the same property conveyed Brian Jackson, unmarried, by deed from Ragsdale & Kelley Construction, LLC dated 06/30/2006 filed and recorded 07/05/2006 of record as Instrument No. 20060705-0080129, said Register's Office.

Tax Map and Parcel ID is as follows 072 10 0 223.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

LTE File No.: 19-2078TN

This is improved property known as: 1700 Northview Ave., Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of November, 2019.

Brian Jackson

STATE OF TENNESSEE
COUNTY OF Sumner

On this 22nd day of November, 2019, before me personally appeared **Brian Jackson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 22nd day of November, 2019.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

LTE File No.: 19-2078TN

CERTIFICATE OF AUTHENTICITY

I, Julie C. Runyon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian
Stewart Title Company TN Div/
Clarksville Branch

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, Tracy L. Sykes, a notary public in and for the aforesaid county and state, the within named Julie C. Runyon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/11/20

TRACY L. SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY